

30 Chambersbury Lane

Nash Mills

HP3 8AZ

Price £450,000 Freehold

David
Doyle
Sales and Lettings



A very well presented three bedroom end of terrace family home situated in this popular HP3 residential location close to highly regarded schooling and local amenities. The property has been updated by the current owners and a viewing is much advised to appreciate this excellent home with excellent scope to extend to the side and rear subject to planning consent. The Ground floor accommodation comprises an entrance hall with excellent storage space, stairs to the first floor and a doors to a cloakroom, currently with plumbing in place for a WC and sink which the current vendors are willing to install subject to achieving their asking price. A further door leads to the lovely bright dual aspect living /dining room leading to the lovely refitted kitchen, arranged with a range of wall and base units, coordinating wooden work surfaces, integrated appliances, space and plumbing for white goods and a very useful larder cupboard. The first floor boasts a landing with loft access and doors to three well proportioned tastefully decorated bedrooms and the recently refitted four piece family bathroom arranged with a white suite and chrome fittings. Externally, the rear garden is a particular feature of the property being very generous in size and attractively arranged with a patio seating area enjoying beautiful far reaching views, steps down to a large lawn, mature plants and shrubs and fenced boundaries. To the front of the property is a further large garden area with hedged boundaries and there is ample communal parking is close at hand. Offered with the benefits of gas central heating, double glazing and tasteful decor throughout, an

internal viewing is strongly advised. NO UPPER CHAIN Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Three Bedroom End Of Terrace Family Home

Scope To Extend To Side And Rear (STNPC)

Lovely Decorative Order Throughout

Refitted Kitchen & Bathroom

Generous Rear Garden

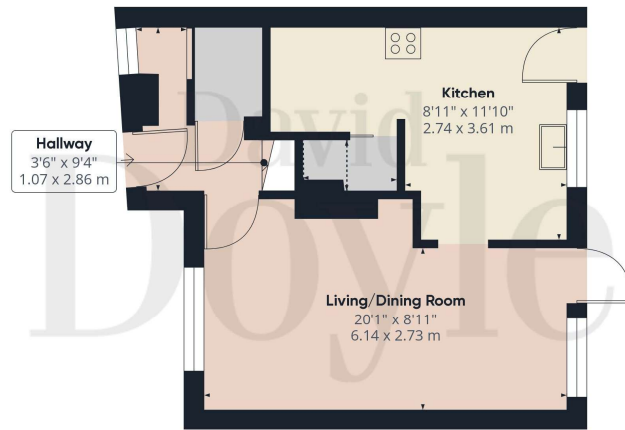
Close To Schools & Amenities

NO UPPER CHAIN

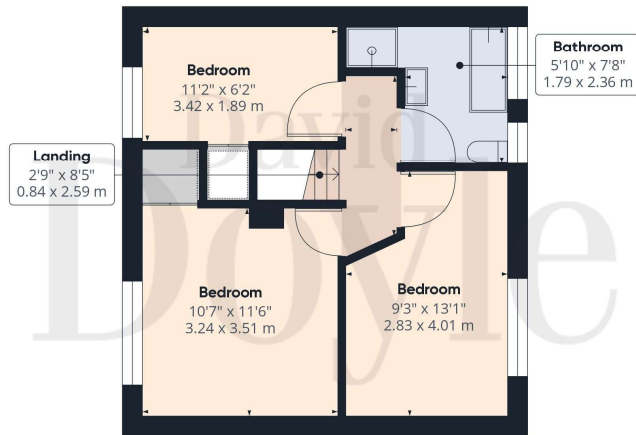
Viewing Highly Recommended

Council Tax Band C

Freehold



Ground Floor



Floor 1

Approximate total area[®]
815.69 ft²
75.78 m²

Reduced headroom
6.24 ft²
0.58 m²

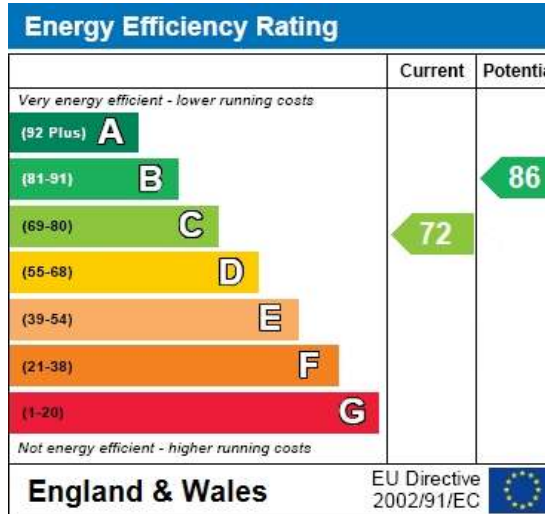
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

30 Chambersbury Lane, Hemel Hempstead, Hertfordshire, HP3 8AZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1952
Council Tax Band	D
This year council tax charge	£2197.86
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	None
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.